

LEGEND

	Outline Development Plan Boundary		Primary Regional Road Reservation
	Phase 1 Boundary (19.92ha)		Major Neighbourhood Connector
	Phase 2 Boundary (271.74ha)		Other Neighbourhood Connector
	Residential (R10-R60)		Primary School
	Wetlands		Public Open Space (Refer ODP Report Section 9.0)
	Wetland Buffers		Lake Edge (Indicative Lake Layout)
	Village Centre Precinct		Parks & Recreation Reserve
	Local Centre		Private Recreation
	Mixed Business		Indicative Dual Use Path Location

- NOTES:**
- Residential**
- A range of lot sizes between the R10 and R60 codes is to be provided to meet the needs of a diverse range of household types and ensure a continuous supply of affordable land.
 - Target residential densities are:
 - 20 dwelling units per site hectare; and
 - 25 to 30 dwelling units per site hectare within 400m of the village centre.
 - Medium density (R25 to R60) is to be provided in proximity to areas of high amenity being the village centre, local centre, mixed business area and open space and adjacent public transport routes. This is to maximise access and use of public services and facilities and enhance surveillance of public places.
 - Generally the R60 density code is to be provided within 400m of the village centre.
- Transport Infrastructure**
- Regional Road connections to the Perth Bunbury Highway to be confirmed (refer ODP Report Section 1.3). Developer contributions to major road infrastructure to be confirmed through a Developer Contributions Area possibly covering the broader district context.
 - Upgrading requirements for South Yunderup Road will be determined following a more detailed traffic assessment and will take into account traffic volumes, development staging and alternative access to the Perth Bunbury Highway. The upgrading requirements will be subject to agreement between proponent and the Shire of Murray. The formalisation of this agreement shall be reflected as a condition of subdivision approval for the first subdivision application in Phase 2. Traffic volume triggers for the upgrading will be provided to the Shire with the lodgement of the first stage subdivision application for Phase 2.
 - Provision of emergency access/egress, in addition to South Yunderup Road, is to be shown on the first stage subdivision application for Phase 2.
- Schools**
- Further discussions will be held with the Department for Education and Training, Shire of Murray and Department for Planning and Infrastructure at the time of subdivision to create the school site, regarding the detailed design and configuration of the primary school site (refer ODP Report Section 7.0). If a second primary school is warranted, an Outline Development Plan modification will be required.
- Commercial**
- The location, size and configuration of the mixed business and village centre may be reviewed if the zoning of the Satterley Property Group land south of the ODP area changes to Urban.
 - The local centre shall have a maximum retail floor space of 1500m² NLA.
 - Land use permissibility within the local centre shall be in accordance with the commercial zone as set out in Table 1 of the scheme.
 - Local centre buildings are to be located to address streets and/or public open space. Buildings are to be located and detailed to create a strong and identifiable sense of place, with public space detailing appropriate to pedestrian scale.
- General**
- The road layout, dual use path and public open space locations are indicative only and subject to detailed design and relevant approvals.
 - The approved Outline Development Plan report outlines additional Statutory Provisions that apply to the subject land, including Environmental Management Plans required to be prepared, approved and implemented for the subject land.
 - The Outline Development Plan does not propose any development for the land designated 'Private Recreation' (except for the dual use path and road connection). Any future development will require a modification to the Outline Development Plan and will include measures to protect the wetland.
 - A performance review program is to be implemented for Stage 1 of the lake to assess water use efficiency and accuracy of numerical modeling, with achievement of benchmarks forming the basis of approval for subsequent stages of the lake.
 - It is intended that the finished floor levels of the development will be constructed to a height of between 2.8m and 3.9m AHD.
 - This plan is to be read in conjunction with the Outline Development Plan text.



APPROVED/ENDORSED
 BY THE WESTERN AUSTRALIAN PLANNING
 COMMISSION ON 3 JULY 2015
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PLAN 1: AUSTIN LAKES OUTLINE DEVELOPMENT PLAN